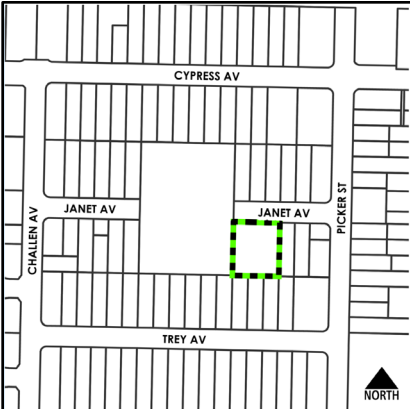




**PLANNING COMMISSION HEARING DATE: OCTOBER 13, 2022
AGENDA ITEM NO.: 4**

PROPOSED PROJECT

Case Number	PR-2020-000190 (Tentative Tract Map, Design Review and Variance)	
Request	To consider the following entitlements to construct eleven, two-story condominium homes: 1. Tentative Tract Map for condominium purposes; 2. Design Review of project plans; and 3. Variance to allow a reduced dimension for private open space	
Applicant	Tony Vu of Master Construction	
Project Location	8390 Janet Avenue and is situated on the south side of Janet Avenue, west of the intersection of Janet Avenue and Picker Street	
APNs	151-111-046	
Project area	0.58-acre	
Ward	6	
Neighborhood	Arlanza	
General Plan Designation	HDR – High Density Residential	
Zoning Designation	R-3-1500 – Multi-Family Residential Zone	
Staff Planner	Regine Osorio, Associate Planner 951-826-5712 rosorio@riversideca.gov	

RECOMMENDATION

Staff recommends that the Planning Commission approve:

1. The applicant requested continuance to the October 27, 2022, City Planning Commission meeting to complete additional analysis related to the project.

EXHIBIT LIST

1. Applicant's Continuance Request

Prepared by: Regine Osorio, Associate Planner

Reviewed by: Brian Norton, Senior Planner

Approved by: Mary Kopaskie-Brown, Acting Deputy Development Director and City Planner

From: Thanh <tyke7074@yahoo.com>
Sent: Wednesday, September 28, 2022 5:46 PM
To: Osorio, Regine <ROsorio@riversideca.gov>
Subject: Re: [External] 8390 Janet Townhome project resubmittal

Hello Regine,

Thank you very much for your help in this project. After back and forth the conversations for electrical issues with Ms. Revuelta, I needed more time to address her concerns for 4 new locations of transformer pads. With that delay, I would like to continue the project to be in the next meeting date.

Thank you,

Thanh Nguyen | P.E.

ND Engineering, Inc.
Tel. 909.534.7760